

ORDINANCE C-1-96

AN ORDINANCE APPROVE A C-2 AND PUD-C ZONING CLASSIFICATION FOR A 2.772 ACRE PARCEL LOCATED ON THE NORTH SIDE OF STRINGTOWN AND WEST OF S.R. 104 UPON ITS ANNEXATION TO THE CITY OF GROVE CITY

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said commission in regard to the zoning classification of certain premises, upon its annexation to the City, hereinafter described; and

WHEREAS, the Planning Commission approved a C-2 Zoning Classification for the back 1.401 acre parcel and a PUD-C Zoning Classification for the remaining 1.377 acres in front on December 12, 1995; and

WHEREAS, a copy of the annexation, together with a map and zoning classification request and the recommendation of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. The following described premises shall be given a zoning classification of C-2 for the back 1.401 acre parcel and PUD-C for the remaining 1.377 acres in front, upon its annexation to the City of Grove City, Ohio:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey and being a 2.778 acre tract of land conveyed to Ernest N and Alva M. Ashton of Record in Official Record 15713-A06, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed:

Effective:

Reconsidered
and Approved

2-20-96

3-21-96

Attest:

Michael Milovich, Jr., President of Council

Cheryl L. Grossman, Mayor

Tami K. Kelly, Clerk of Council

Thomas Clark, Director of Law

I Certify that this ordinance
is correct as to form.

Harry L. Greene,

ENGINEERING & SURVEYING

2122 Tremont Center Columbus, Ohio 43221 (614) 486-0714 Fax (614) 486-5688

1.377 ACRES

Situated in the State of Ohio, County of Franklin, Township of Jackson, and being a part of a 2.778 acre tract of land conveyed to Ernest N. & Alma M. Ashton of record in Official Record 15713 A06, of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at the intersection of the centerline of Stringtown Road with the centerline of Jackson Pike, thence North 73 degrees 45 minutes 30 seconds West, 1066.05 feet to a railroad spike found at the southeast corner of said Ashton tract, said spike being the TRUE POINT OF BEGINNING of the tract herein intended to be described;

Thence North 73 degrees 45 minutes 30 seconds West, 281.82 feet, along the centerline of Stringtown Road and the south line of said Ashton tract to a railroad spike set;

Thence North 17 degrees 15 minutes 04 seconds East, 232.12 feet, along the westerly side of the said Ashton tract and along the easterly line of the Aretta M. Estep tract as shown of record in Official Records 11528-E17, Recorder's Office, Franklin County, Ohio, to an iron pin set passing a 5/8 inch rebar found on line at 29.82 feet;

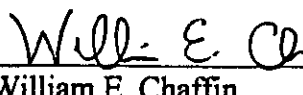
Thence South 73 degrees 45 minutes 30 seconds East 234.95 feet across the said Ashton Tract, to an iron pin found at the southeasterly corner of Reserve A of Millers Stringtown Addition and also being the northwesterly corner of Lot No. 1, of said Addition as shown of record in Plat Book 24, Page 5, Recorder's Office, Franklin County, Ohio;

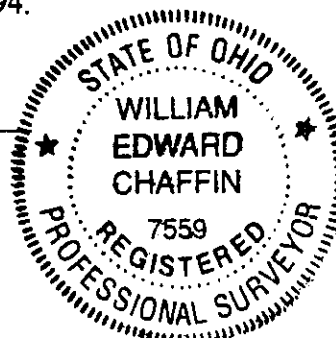
Thence and with the westerly line of said Lot No. 1, South 5 degrees 47 minutes 53 seconds West, a distance of 236.00 feet, (passing a 5/8 inch rebar set at 205.49 feet) to a railroad spike found in the centerline of Stringtown Road at the TRUE POINT OF BEGINNING of the tract of land herein described, containing 1.377 acres of land, more or less, and being subject to all easements and restrictions of record.

All iron pins set are 5/8 inch rebar with yellow identification cap marked ROLLING S-5569.

Basis of bearings for the above description is the centerline of Stringtown Road as being North 73 degrees 45 minutes 30 seconds West, as shown on the plat of Millers Stringtown Road Addition.

This description was prepared by **Harry L. Greene, Engineering and Surveying**, from an actual field survey done in August 1994.


William E. Chaffin
Reg. Surveyor No. 7559



October 31, 1995

Harry L. Greene,

Auto Auction

Engineering & Surveying

2122 Tremont Center, Columbus, Ohio, 43221 (614) 486-0714 Fax (614) 486-5688

1.401 Acres

Situated in the State of Ohio, County of Franklin, Township of Jackson, and being a part of a 2.778 acre tract of land conveyed to Ernest N. and Alva M. Ashton of record in Official Record 15713-A06, of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for reference at the intersection of the centerline of Stringtown Road with the centerline of Jackson Pike, thence North 73 degrees 45 minutes 30 seconds West a distance of 1066.05 feet to a railroad spike found at the southeast corner of said Ashton Tract;

Thence North 05 degrees 47 minutes 53 seconds East, a distance of 236.00 feet to a 1/2 inch iron pin found at the northwesterly corner of Lot No. 1 of Millers Stringtown Road Addition, as the same is shown of record in Plat Book 24, Page 5, Recorder's Office, Franklin County, Ohio, said pin being the TRUE POINT OF BEGINNING of the tract of land herein described;

Thence and across the said Ashton Tract, North 73 degrees 45 minutes 30 seconds West, a distance of 234.95 feet to an iron pin set in the westerly line of the said Ashton tract, and in the easterly line of the Aretta M. Estep tract, as shown of record in Official Records 11528-E17, Recorder's Office, Franklin County, Ohio:

Thence and along the easterly line of the Aretta M. Estep tract, North 17 degrees 15 minutes 04 seconds East, a distance of 295.66 ft. to a 3/4 inch iron pipe found at the northwest corner of the said Ashton tract and in the south line of a tract conveyed to General Electric Credit Auto Auction, Inc., of record in Official Record 10748-H14, Recorder's Office, Franklin County, Ohio:

Thence South 75 degrees 13 minutes 41 seconds East, a distance of 174.49 feet along the north line of the said Ashton tract and the south line of the said General Electric Credit Auto Auction, Inc. tract, to an iron pin found at the northeast corner of the said Ashton tract:

Thence South 05 degrees 47 minutes 53 seconds West, a distance of 305.14 feet, along the easterly line of the said Ashton tract and along the westerly line of Reserve A of the said Millers Stringtown Road Addition, to the TRUE POINT OF BEGINNING of the tract of land herein described, containing 1.401 acres, more or less, subject to all easements and restrictions of record.

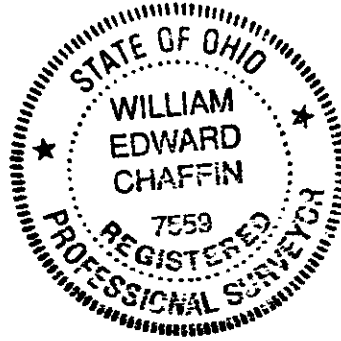
All iron pins set are 5/8 inch rebar with yellow identification cap marked "ROLLING S-5569"

Basis of bearings for the above description is the centerline of Stringtown Road as being North 73 degrees 45 minutes 30 seconds West, as shown on the plat of Miller's Stringtown Road Addition..

This description was prepared by **Harry L. Greene, Engineering and Surveying**, from an actual survey done in August 1994.

William E. Chaffin
William E. Chaffin
Registered Surveyor No. 7559

October 31, 1995

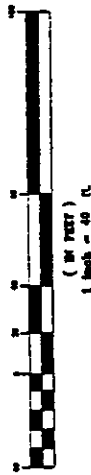


PLAT OF SURVEY

FOR
ERNEST W. & ALVA M. ASHTON
TWO TRACTS OUT OF
2.778 ACRES
O.R. 15713 A06
JACKSON TOWNSHIP
FRANKLIN COUNTY
OHIO

ARETTA M. ESTEP
O.R. 11528 E17

GRAPHIC SCALE



THIS PLAT WAS PREPARED BY HARRY L. GREENE, ENGINEERING AND SURVEYING, AND IS A TRUE AND ACCURATE SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, OF A SURVEY MADE BY SAME IN AUGUST 1984.

WILLIAM E. CLUFF
REG. SURVEYOR NO. 7339

GENERAL ELECTRIC CREDIT AUTO AUCTION, INC.

O.R. 10748 H14

1 1/2" IRON PIN FOUND & USED

S 74°02'39" E 176.54' (DEED)
S 75°13'41" E 174.49'

3/4" IRON PIPE FOUND & USED

S 05°47'53" W 305.14'

1.401 ACRE TRACT

RESERVE "A"
MILLER'S STRINGTOWN ROAD ADDITION
P.B. 24, PG. 5

P.O.B.
1.401 ACRE TRACT
1/2" IRON PIN FOUND

N 73°45'30" W 234.95'
S 73°45'30" E 234.95'

IRON PIN SET

S 05°47'53" W 541.45' (DEED)

1.377 ACRE TRACT

LOT 1
MILLER'S STRINGTOWN ROAD ADDITION
P.B. 24, PG. 5

LOT 2
MILLER'S STRINGTOWN ROAD ADDITION
P.B. 24, PG. 5

LOT 3
MILLER'S STRINGTOWN ROAD ADDITION
P.B. 24, PG. 5

3/8" REBAR FOUND & USED

N 73°45'30" W 281.82'
N 74°59' W 282.4' (DEED)

P.O.B.
1.377 ACRE TRACT
1/2" IRON PIPE FOUND & USED

N 73°45'30" W 1066.05'
TO CENTERLINE OF JACKSON PIKE

STRINGTOWN ROAD

REVISED: 10/31/85

DATE	BY	DATE	BY
10-31-85	R. CHAFFIN	10-31-85	HARRY L. GREENE
10-31-85	HARRY L. GREENE	10-31-85	HARRY L. GREENE

HARRY L. GREENE ENGINEERING AND SURVEYING
2122 TREMONT CENTER
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